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**COUNTY OF LOS ANGELES
DEPARTMENT OF AUDITOR-CONTROLLER**

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January 18, 2000

TO: Audit Committee

FROM: Alan Sasaki
Auditor-Controller

SUBJECT: **SUNSET REVIEW FOR THE LOS ANGELES COUNTY SMALL CRAFT
HARBOR COMMISSION**

RECOMMENDATION

The Audit Committee recommend to the Board of Supervisors (Board) that the Los Angeles County Small Craft Harbor Commission's sunset review date be extended to December 31, 2004.

BACKGROUND

The Small Craft Harbor Commission (Commission) was established and has been continued by Board orders pursuant to chapter 2.116 of the Los Angeles County Code. The Board approved sunset review date for the Commission is December 31, 1999.

The Commission advises the Board and the Director of Beaches and Harbors on the following:

- The policies and procedures of the Department of Beaches and Harbors and the Board for the planning, financing and development of small craft harbor and recreational areas, including the small craft harbor and recreational area at Playa del Rey known as the Marina del Rey.
- The policies and procedures of the Department and the Board for the management and operation of small craft harbor properties, including leasing policies and procedures, the necessity and procedure for renegotiations of small craft harbor rentals, and similar matters affecting the leasing and the public use of small craft harbor properties.
- The adequacy of rules and regulations for the operation of small craft harbor areas, including operation and navigation of boats and public use of facilities therein.

- Upon request of the Board, make recommendations concerning the minimum and maximum prices to be charged by small craft harbor lessees and concessionaires for goods or services supplied to the public.

The Commission consists of five members, one appointed by each Supervisorial District. All members shall be Los Angeles County residents and well qualified by training or experience in one or more of the following fields of activities:

- a. Corporate or governmental finance and investment.
- b. Commercial or governmental construction.
- c. Real property management.
- d. Recreational harbor or port planning, management or operation.
- e. Public or private corporate executive management.

Members receive \$25 for each meeting attended and reimbursement for necessary traveling expenses including transportation, meals and lodging.

JUSTIFICATION

The Commission advises the Board and the Department of Beaches and Harbors on matters related to development, financing, leasing, rentals, maintenance and operation of Marina del Rey. In the past two calendar years, the Commission has advised the Director of Beaches and Harbors and evaluated recommendations to the Board of Supervisors on the following issues:

- Seaworthy and Liveaboard Ordinance
- Dredging of the Marina harbor entrance
- Marina leases renegotiations/amendments
- Marina Beach water quality
- Emergency call boxes
- Asset management study
- Youth programs
- Entertainment/Retail project

Commission inquiries and recommendations have led to new and amended County ordinances, improved lease terms, additional County revenue, more opportunity for recreational boaters, and a revitalized interest in youth programs.

Please call me if you have any questions.

ATS:PM:DR

Attachments

c: John C. Mac Laurin, Chairman, Small Craft Harbor Commission
Stanley Wisniewski, Director, Department of Beaches and Harbors
Violet Varona-Lukens, Manager, Commission Services

COMMISSION SUNSET REVIEW
LOS ANGELES COUNTY SMALL CRAFT HARBOR COMMISSION
REVIEW COMMENTS

Mission. (Does the mission statement agree with the Board of Supervisors' purpose and expectations?)

Stated mission is as set forth in the ordinance creating the Commission.

CONCUR

Section 1. Relevancy. (Is the mission still relevant and in agreement with the Board of Supervisors' purpose and expectations?)

The Commission advises the Board of Supervisors and the Department of Beaches and Harbors on matters related to the development, financing, leasing, rentals, maintenance and operation of Marina del Rey. **RELEVANT**

Section 2. Meetings and Attendance. (Are required meetings held and is attendance satisfactory?)

The Commission meets at least once a month with an average attendance of four members per meeting. **SATISFACTORY**

Sections 3 and 4. Accomplishments and Results. (Are listed accomplishments and results significant?)

The Commission reviewed, considered, discussed, and/or acted on at least 60 important items. These items included the approval of proposed requests to design, finance, and develop/operate entertainment retail centers and the approval of a resolution requesting a State Department of Boating and Waterways Grant to fund the removal/disposal of abandoned vessels in Marina del Rey. In addition, the Board of Supervisors has approved every item recommended by the Commission during the evaluation period. **SIGNIFICANT**

Section 5. Objectives. (Are the objectives compatible with the mission and goals and relevant within the current County environment?)

The Commission's objectives are to assist the Board and the Department in making prudent business decisions and increasing County revenue while improving leasehold maintenance and public access/enjoyment of the Marina. In addition, it ensures new development decisions are made after public concerns are given full consideration, keeping public safety, access and recreational boating at the forefront. **RELEVANT**

Section 6. Resources. (Are the resources utilized by the entity in support of the entity's activities warranted in terms of the accomplishments and results?)

The Commission does not have a budget. Estimated commissioner compensation for the period was \$5,500. **WARRANTED.**

Section 7. Recommendation. EXTEND THE SUNSET REVIEW DATE FOR THE SMALL CRAFT HARBOR COMMISSION TO DECEMBER 31, 2004.

**SUNSET REVIEW EVALUATION FORM
SMALL CRAFT HARBOR COMMISSION**

SECTION 3: ACCOMPLISHMENTS.

According to a review of the Commission's minutes, the Commission reviewed, considered, discussed, and/or acted on at least 60 important items since July, 1995. Some items came before the Commission more than once, as discussion led to recommendations for staff to make changes, or further to research/negotiate a given matter.

As the most recent items are most relevant and indicative of the types of issues to be addressed by the Commission in the next five years, following is a summary of major items on the Commission's agendas in calendar years 1998 and 1999:

1998

- Approval of Proposed Request for Qualifications to Design, Finance, Develop/Operate an Entertainment Retail Center at Parcels 49, 52, GG.
- Request for Qualifications for Development of a Hotel or Alternative Uses on Parcel 9U/FF.
- Invitation to Apply for Lease Extensions on Selected Parcel at Westside of Marina del Rey.
- Parcel 150 – Office Lease.
- Assignment of Parcel 20.
- Removal of General Partner and Assignment of General Partner's Interest, Parcel 12R, 15U.
- UCLA SeaWorld/Boat Dock Agreement.
- Approve Release of Request for Proposals of Design, Finance, Develop and Operate and Entertainment Retail Center at Parcels 49, 52, GG.
- Authorize and Approve Offer of a Standardized Lease Amendment Providing for Fair Market Rent for New and Used Boat Sales and for Boat Brokerage in Marina Del Rey.
- Assignment of Leasehold Interest, Parcel 51.

1999

- Seaworthy and Liveaboard Ordinance Provisions.
- Rental Renegotiation for Parcel 131.
- Approval of Resolution Requesting a State Department of Boating and Waterways Grant to Fund Removal and Disposal of Abandoned Vessels in Marina del Rey Small Craft Harbor.
- Lease Amendment of Parcel 18.
- Renewal Lease Agreement United States Coast Guard, Parcel 62.
- Request for Proposals for Redevelopment of Parcel 55.
- Authorize Director of Department of Beaches and Harbors to Enter into Exclusive Negotiations with Neptune Maring Joint Venture for Appropriate Agreements to Develop, Construct and Operate a Hotel, Apartments, and Anchorage Facilities on County Parcels 9U/FF/10 and Develop Public Park on Portion of Parcel 9U.
- Authorize Director of Department of Beaches and Harbors to Enter into Negotiations with Vester-Athens Co. to Design, Finance, Develop and Operate on Parcels 49, 52 and GG.
- Assignment of Leasehold Interest in Parcel 53 from Yamaha Marina del Rey to Harbor Real Estate Limited Partnership.
- Lease Extension for Parcel 76.
- Lease Renegotiations for Parcel 13.
- Approval of Arbitrated and Negotiated Rental Rates Amendment No. 13 to Lease No. 6734-Parcel 44U.
- Assignment of Leasehold Interest, Parcel 21.
- Lease Extension of Parcel 30.
- Lease Extension of Parcel 76.

**SUNSET REVIEW EVALUATION FORM
FOR USE BY
COMMISSIONS, COMMITTEES AND TASK FORCES**

Organization Name: SMALL CRAFT HARBOR COMMISSION

Contact Person: DEAN SMITH, EXECUTIVE ASSISTANT
TELEPHONE NUMBER: (310) 305-9573

Mission: ADVISE THE BOARD AND THE DEPT. OF BEACHES AND HARBORS ON MATTERS RELATED TO DEVELOPMENT, FINANCING, LEASING, RENTS, MAINTENANCE AND OPERATION OF MARINA DEL REY.

Requested Sunset Date:

12/31/2004

**ORGANIZATION'S
SELF EVALUATION**

(Evaluation period: April, 1995 to December 31, 1999)

**REVIEW COMMENTS
(Date of Review)**

Section 1. How does the mission of the organization remain relevant in the current County environment?

Marina del Rey is undergoing second-generation development, with three major new developments and a number of redevelopment projects. New business and public concerns are being raised. These projects will take 3 to 5 years to complete, with potential revenue in the millions of dollars.

Section 2. Meetings and Attendance

Meetings:

Required:	<u>Monthly</u>
Scheduled: <u>Monthly</u>	Held: <u>50*</u>
Date of last meeting:	<u>11/10/99</u>
Average attendance	
Per meetings:	<u>4</u>
Membership:	<u>5</u>

* 7/95 to 6/96 = 12; 7/96 to 6/97 = 12;
7/97 to 6/98 = 11; 7/98 to 6/99 = 10; 7/99 to 11/99 = 5.

**SUNSET REVIEW EVALUATION FORM
FOR USE BY
COMMISSIONS, COMMITTEES AND TASK FORCES**

Organization Name: SMALL CRAFT HARBOR COMMISSION

Section 3. Identify the organization's accomplishments (output/products).

SEE ATTACHMENT A

Section 4. Identify the outcome (results) of the organization's accomplishments during the evaluation period.

Commission inquiries and recommendations have led to new and amended County ordinances, improved lease terms, additional County revenue, more opportunity for recreational boaters, and a revitalized interest in youth programs. The Supervisors have approved every item recommended by the Commission during this evaluation period.

Section 5. What is the organization's objectives for the upcoming evaluation period?

To assist the Board and Department in making prudent business decisions, increasing County revenue, while improving leasehold maintenance and public access/enjoyment of the Marina. Also, to ensure new development decisions are made after public concerns are given full consideration, keeping public safety, access, and recreational boating at the forefront.

Small Craft Harbor Commission

NOMINATED BY		TERM EXPIRES SEPTEMBER 29
Molina	Ms. Carole Stevens (F) Date of Reappointment: 12/23/1996	2000 2nd Term
Burke	Mr. Harley A. Searcy (M) Date of Appointment: 07/21/1998	2002 1st Term
Edelman	Herbert J. Strickstein, Esq. (M) Date of Reappointment: 11/01/1994	Vice-Chairman 1997 2nd Term
Knabe	Mr. John C. Mac Laurin (M) Date of Reappointment: 02/16/1999	Chairman 2002 1st Term
Antonovich	Mr. Joe Crail (M) Date of Reappointment: 09/14/1999	2003 2nd Term
* Mr. Stanley Wisniewski Director Department of Beaches and Harbors County of Los Angeles 13837 Fiji Way Marina del Rey, California 90292		Contact (B) (310) 305-9522 (R)

**SMALL CRAFT HARBOR COMMISSION
ATTENDANCE RECORD**

Commissioner	Nominated by	3/31/95	6/30/95	9/30/95	12/31/95	3/31/96	6/30/96	9/30/96	12/31/96	3/31/97	6/30/97
Number of Meetings Per Quarter		2	3	3	3	3	3	3	3	3	3
Ms. Carole B. Stevens	Molina	2	2	2	2	3	2	3	3	3	2
Mr. Louis Rogers	Hahn	1	3	2	2	3	3	3	3	2	3
Mr. Harley A. Searcy	Burke										
Herbert J. Strickstein, Esq.	Edelman	2	3	3	2	3	3	3	3	3	3
Mr. Charles A. Hirschman	Dana	2	2	3	3	2	0	0			
Mr. John C. Mac Laurin	Knabe								2	3	2
Mr. Joe Crail	Antonovich	1	2	1	2	1	2	2	1	2	1
Totals		8	12	11	11	12	10	11	12	13	11

Commissioner	Nominated by	9/30/97	12/31/97	3/31/98	6/30/98	9/30/98	12/31/98	3/31/99	6/30/99	9/30/99	Totals	% Attended
Number of Meetings Per Quarter		2	3	2	4	3	2	2	4	4	55	
Ms. Carole B. Stevens	Molina	2	2	2	3	3	2	2	1	4	45	82%
Mr. Louis Rogers	Hahn	2	3	2	4						36	90%
Mr. Harley A. Searcy	Burke					1	2	2	4	4	13	100%
Herbert J. Strickstein, Esq.	Edelman	2	3	2	4	3	2	2	4	3	53	96%
Mr. Charles A. Hirschman	Dana										12	60%
Mr. John C. Mac Laurin	Knabe	2	3	2	4	3	2	2	3	4	32	94%
Mr. Joe Crail	Antonovich	1	1	1	4	1	1	2	2	1	29	53%
Totals		9	12	9	19	11	9	10	14	16	220	

Average Attendance per Meeting

4